



4 LANGLEY GARTH
Staindrop



GSC GRAYS

PROPERTY • ESTATES • LAND

4 LANGLEY GARTH

Staindrop, County Durham, DL2 3PD

Nestled in the charming village of Staindrop, this modern extended five-bedroom detached family home at Langley Garth offers a perfect blend of contemporary living and village charm. With four reception rooms, this property provides ample space for both relaxation and entertaining, making it an ideal choice for families of all sizes.

ACCOMMODATION

- * Extended detached family home
- * Cul-de-sac location
- * Five bedrooms
- * Four reception rooms
- * Family bathroom
- * Shower room
- * Bespoke Kitchen
- * Double garage
- * Beautiful rear garden



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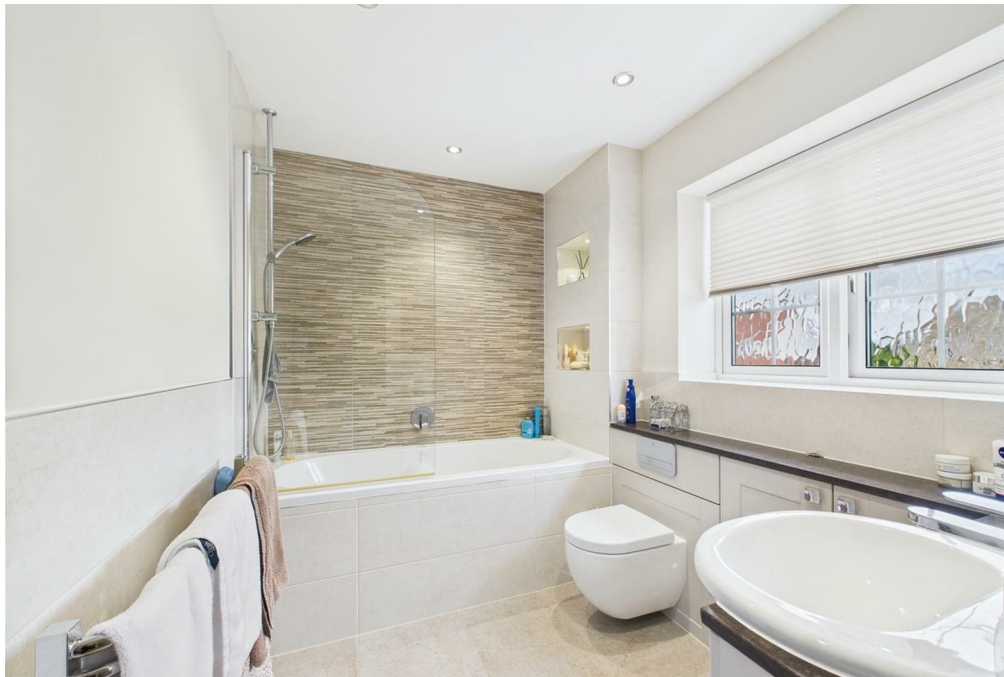
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Situation & Amenities

Barnard Castle 6 miles, Bishop Auckland 8 miles, Darlington 16 miles, Durham 20 miles (please note all distances are approximate). The property is located in the desirable village of Staindrop, a popular village ideally situated for easy access to local towns of Darlington, Bishop Auckland and Barnard Castle. The village of Staindrop benefits from both a primary and secondary school, post office, a number of shops and public house.





The Property

This modern extended five-bedroom detached family home at Langley Garth offers a perfect blend of contemporary living and village charm. With four reception rooms, this property provides ample space for both relaxation and entertaining, making it an ideal choice for families of all sizes.

The bespoke kitchen is a standout feature, designed to cater to the needs of the modern family while providing a stylish and functional space for culinary creativity. The home boasts a family bathroom and a separate shower room, ensuring convenience for all residents and guests alike.

One of the key highlights of this property is its energy-efficient solar panels, which not only contribute to a reduced carbon footprint but also offer potential savings on energy bills. The spacious layout of the home is complemented by a double garage, providing secure parking and additional storage options.

Living in Staindrop means enjoying the tranquillity of village life while still being within easy reach of local amenities and transport links. This property is perfect for those seeking a modern, spacious home in a picturesque setting. Don't miss the opportunity to make this delightful family home your own.



Accommodation

Ground Floor

With glazed entrance door to entrance hall, contemporary timber and glazed banister, doors to the ground floor accommodation. The living room has dual aspect, fireplace with cast iron inset multi-fuel stove and double glazed doors to conservatory. The conservatory has triple aspect windows, tiled floors and patio doors to rear garden. The dining room has window to front elevation. There is a ground floor cloakroom/wc with window to rear elevation. To the rear of the house is an outstanding bespoke kitchen, by Tom Howley providing a beautifully presented matching range of wall and base units incorporating integrated hob, electric double oven, dishwasher and fridge/freezer. The kitchen is open to a superb breakfast room with tiled floor, underfloor heating and bi-folding glazed doors and windows to rear garden. The utility room has a range of wall and base units with space and plumbing for washing machine and space for dryer. Personal door to the garage and door to the rear garden.

First Floor

There are five bedrooms and a family bathroom and separate shower room on the first floor, one currently used as a study and two bedrooms with fitted wardrobes. The family bathroom comprises a panelled bath with shower over, vanity wash hand basin and low level WC. The shower room has a walk-in shower and vanity wash hand basin.

Externally

Driveway

Block paved driveway providing off-street parking and electric vehicle charging point.

Garage

Double garage with remote door, power and light.

Garden

Enclosed rear garden mainly laid to lawn with hedge and fenced boundaries, planted borders, pond, patio area and a proper built brick and cedar timber greenhouse.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded F.

Particulars

Particulars written in July 2025.

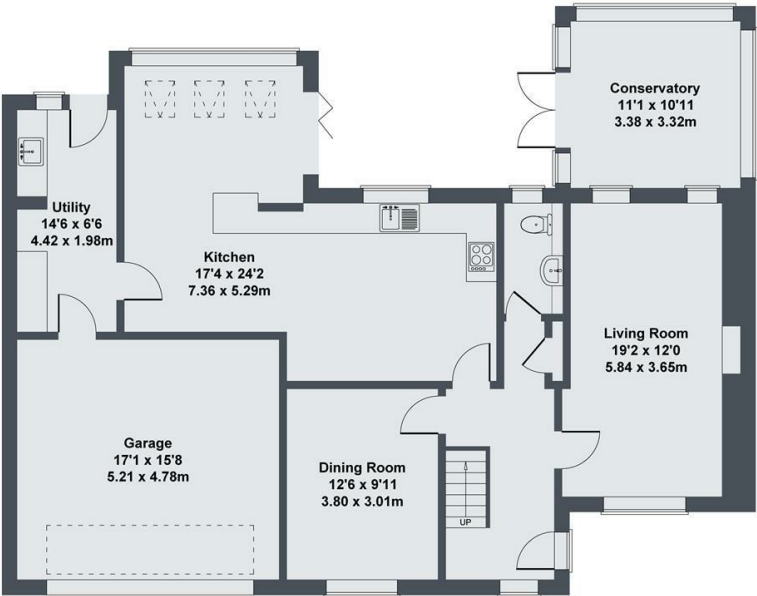
Photographs taken in July 2025.

Service and Other Information

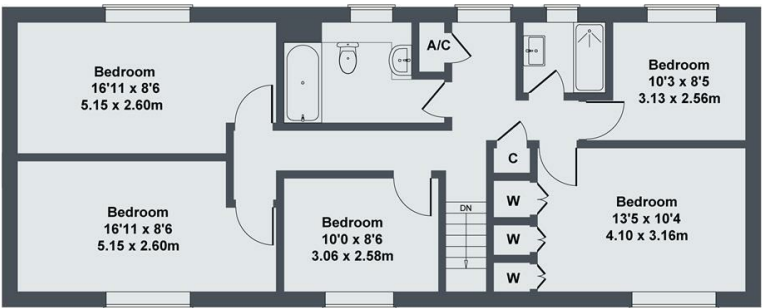
Mains electricity, gas and drainage, and water are connected. Gas fired central heating with part underfloor heating including the kitchen and bathrooms. The sale also includes a number of solar panels mounted on the rear of the roof.

4 Langley Garth, Staindrop

Approximate Gross Internal Area
2185 sq ft - 203 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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